

in places into gullies. Soil is generally of good quality, on rock formation. Most of the block is covered with forest comprising tawa, rata, hinau, rimu, &c., with thick undergrowth of usual kind. Well watered by permanent streams.

Full particulars may be ascertained and plans obtained at this office.

T. N. BRODRICK,
Commissioner of Crown Lands.

Lands at Hanmer Springs, Canterbury Land District, for Lease by Public Auction.

District Lands and Survey Office,
Christchurch, 2nd February, 1914.

NOTICE is hereby given that the undermentioned lands will be offered for lease by public auction for a term of forty-two years at the County Council Office, Culverden, on Wednesday, the 18th day of March, 1914, at 1.30 o'clock p.m., under the provisions of the Land Act, 1908.

SCHEDULE.

CANTERBURY LAND DISTRICT.—AMURI COUNTY.—LYNDON SURVEY DISTRICT.—HANMER SPRINGS RESERVE.

First-class Land.

Section.	Block.	Area.	Upset Annual Rental.
		A. R. P.	£ s. d.
13	II	18 3 25	3 16 0
15	"	14 2 25	2 18 0

These sections are situated about one mile from the Hanmer Post-office by good road. The improvements, which do not go with the sections, but which must be paid for separately, consist of: Section 13—32 chains of fencing, valued at £13 14s.; Section 15—31½ chains of fencing, gate, and drain, valued at £16 15s.

TERMS AND CONDITIONS OF LEASE.

1. A deposit of a half-year's rent, together with £1 1s. lease fee, and the amount of valuation for improvements, if any, must be paid on the fall of the hammer.
2. Possession will be given on day of sale, or on approval by the Land Board of the application.
3. The leases will be for a term of forty-two years.
4. The rent shall be payable half-yearly in advance, free of all deductions whatsoever; and if not paid within twenty-one days after due date the lessor may re-enter upon the land and determine the lease.
5. The lessee shall have no right to mortgage, sublet, transfer, or otherwise dispose of the whole or any portion of the land comprised in the lease, except with the written consent of the Commissioner of Crown Lands first had and obtained.
6. The lessee shall destroy all rabbits on the land, and shall prevent their increase or spread, to the satisfaction of the Commissioner of Crown Lands.
7. The lessee shall prevent the growth or spread of gorse, broom, sweetbriar, and other noxious weeds or plants on the land comprised in the lease, and he shall with all reasonable despatch remove, or cause to be removed, all gorse, broom, sweetbriar, or other noxious weeds or plants, as may be directed by the Commissioner of Crown Lands.
8. The lessee shall not carry on, or permit to be carried on, upon the land or any part thereof, any noisy, noxious, or offensive trade or manufacture, or do or suffer to be done thereon any act or thing whatsoever which may be an annoyance to the lessor or to any other lessee in the neighbourhood.
9. In the event of the lessee, upon the expiry of the term, not again becoming the occupier of the land under a fresh lease, he shall be entitled to payment of valuation for all improvements which he shall have effected upon the land, so far as the same are existing and unexhausted.
11. The lessee shall put on the land comprised in his lease substantial improvements of a permanent character, within the meaning of section 2 of the Land Act, 1908, as follows:—
Within one year from the date of his lease, to a value equal to 10 per cent. of the capital value of the land;
Within two years from the date of his lease, to a value equal to another 10 per cent. of the capital value of the land;
And thereafter, but within six years from the date of his lease, to a value equal to another 10 per cent. of the capital value of the land, and, in addition thereto, a value equal to £1 for every acre.

Full particulars may be ascertained at this office.

C. R. POLLEN,
Commissioner of Crown Lands.

Lands in Wellington Land District for Sale or Selection.

District Lands and Survey Office,
Wellington, 9th February, 1914.

NOTICE is hereby given that the undermentioned lands are open for sale or selection under the provisions of the Land Act, 1908, and its amendments; and applications will be received at this office on Wednesday, 15th April, 1914.

SCHEDULE.

WELLINGTON LAND DISTRICT.—RANGITIKEI COUNTY.—MANGAWHERO SURVEY DISTRICT.—KAIPORE BLOCK.

First-class Land.

Section.	Block.	Area.	Cash Purchase: Total Price.	Occupation with Right of Purchase: Half-yearly Rent.	Renewable Lease: Half-yearly Rent.
		A. R. P.	£ s. d.	£ s. d.	£ s. d.
1	XII	435 0 0	3,680 0 0	92 0 0	73 12 0
2	"	502 1 18	3,100 0 0	77 10 0	*13 17 9
3	"	568 0 0	3,180 0 0	79 10 0	62 0 0

* Interest and sinking fund on buildings valued at £275 payable in cash or in fourteen years by equal half-yearly instalments of £13 17s. 9d. Total half-yearly payment £87 9s. 9d.

IMPROVEMENTS.

The improvements included in the capital values consist of: Section 1—Boundary and internal fencing, orchard, stable and shed, whare with chimney, fowl-house, and old whares, the whole valued at £199 4s. Section 2—Boundary and internal fencing, valued at £86 4s. Section 3—Boundary and road fencing, valued at £73 15s.

The improvements which are not included in the capital values, but which must be paid for separately, comprise: Section 1—Nearly new four-roomed dwelling, lined, with iron roof, verandah, double brick chimney, tank, and shed, valued at £275.

DESCRIPTION.

Section 1.—Situated in the Turakina Valley, on the right-hand bank of the Turakina River, and traversed by the Turakina Valley Road. The access is from Hunterville, which is about fourteen miles distant by a good metalled road. The section comprises about 60 acres of flat land, which has been cultivated and subdivided into four paddocks; in addition to this, about 20 to 30 acres are ploughable. The remainder comprises easy sloping faces lying well to the sun, in good pasture, with the exception of about 75 acres which are still under mixed native bush. Soil is of good quality, on papa formation; fairly well watered by one large and several small streams. Elevation ranges from about 500 ft. to 1,400 ft. above sea-level.

Section 2.—Situated in the Turakina Valley, about a mile from the Turakina Valley Road, along an unformed road to Mangamahu. Access is from Hunterville, which is about fifteen miles distant—fourteen miles by a good metalled road, and one mile by unformed road. There is an area of about 20 acres of flat ploughable land along the Kaipore Stream, suitable for homestead and small paddocks. The remainder is steep hilly country, lying well to the sun, all of which has been under bush, but is now in grass, with the exception of a few patches of shelter. Soil of good quality, on papa formation; fairly well watered by small streams and springs. Elevation ranges from about 550 ft. to 1,400 ft. above sea-level.

Section 3.—Situated in the Turakina Valley, the access being from Hunterville, which is about fifteen miles distant by a good metalled road. An area of about 50 acres, detached from the larger portion of the section, is flat and ploughable. With the exception of another detached paddock, the remainder comprises steep, hilly country. The whole area has been under bush, but is now in grass, with the exception of a few small patches of shelter-bush. Soil of good quality, on papa formation; fairly well watered. Elevation ranges from about 450 ft. to 1,690 ft. above sea-level.

Full particulars may be ascertained and plans obtained at this office.

T. N. BRODRICK,
Commissioner of Crown Lands.

[Continued on page 566.]